

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 07, 2022, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, and WebEx during the meeting.

**CALL TO ORDER**

Chair Hudson called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Hudson led the pledge of allegiance.

**ROLL CALL**

Roll Call found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson present. Vice Chair Orcutt was not present. Also present were: Bill Dean, Assistant Director of Development Services; Victoria Lombardo, Senior Planner; Kimberly Matlock, Associate Planner; Al Gali, Associate Engineer; Nancy Ashjian, Assistant City Attorney; Gina Peace, Executive Assistant; and Miranda Aguilar, Administrative Assistant.

**MINUTES**

Chair Hudson introduced the Regular Meeting Minutes from the October 26, 2022 meeting.

**ACTION:** It was moved by Commissioner Boakye-Boateng and seconded by Commissioner Augustus to approve the October 26, 2022 Planning Commission Regular meeting minutes. A voice vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. **STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) APPROVING A TWO-YEAR EXTENSION OF THE 226-LOT ROCKING HORSE VESTING TENTATIVE SUBDIVISION MAP (TSM15-0001), LOCATED ON THE EAST SIDE OF LAMMERS ROAD NORTH OF REDBRIDGE ROAD, ASSESSOR'S PARCEL NUMBERS 240-060-26 AND**

**240-060-27.; AND 2) DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE ROCKINGHORSE MITIGATED NEGATIVE DECLARATION APPROVED BY CITY COUNCIL ON APRIL 5, 2016. THE PROPERTY OWNERS ARE CALANDEV, LLC AND FAHMEY, SARWAT SABET TR ET. AL AND THE APPLICANT IS CONCENTRIC DEVELOPMENT, APPLICATION NUMBER EXT22-0004**

Victoria Lombardo, Senior Planner, presented the staff report and addressed questions from the Commission.

Bill Dean addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:10 p.m., seeing as no one came forward, the public hearing was closed.

**ACTION:** It was moved by Commissioner Augustus and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a resolution:

- 1) Approving a two-year time extension for Vesting Tentative Subdivision Map (TSM15-0001) to create a 226-lot subdivision and construct 226 single family homes located on the east side of Lammers Road north of Redbridge Road, Assessor's Parcel Numbers 240-060-26 and 240-060-27, and
- 2) Determining that the Project is consistent with the Rockinghorse Mitigated Negative Declaration approved by the City Council on April 5, 2016.

A roll call vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

**B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) APPROVING A DEVELOPMENT REVIEW PERMIT (D21-0033) FOR MODIFICATIONS TO THE MCDONALD'S DEVELOPMENT AT 3430 N. TRACY BLVD., APN 214-210-02; AND 2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE APPLICANT AND THE PROPERTY OWNER ARE MCDONALD'S USA, LLC., APPLICATION NUMBER D21-0033**

Kimberly Matlock, Associate Planner, presented the staff report and addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:21 p.m., seeing as no one came forward, the public hearing was closed.

**ACTION:** It was moved by Commissioner Boakye-Boateng and seconded by Commissioner Augustus that the Planning Commission adopt a resolution:

- 1) Approving a development review permit (D21-0033) for modifications to the McDonald's development at 3430 N. Tracy Blvd., APN 214-210-02; and

- 2) Determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA guidelines section 15301.

A roll call vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

**C. PROVIDE DIRECTION TO STAFF ON WHETHER TO CANCEL THE PLANNING COMMISSION MEETING SCHEDULED FOR WEDNESDAY, DECEMBER 21, 2022**

Miranda Aguilar, Administrative Assistant, presented the staff report.

Chair Hudson opened the item for public comment at 7:26 p.m., seeing as no one came forward, the public comment was closed.

**ACTION:** It was moved by Commissioner Augustus and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a resolution cancelling the December 21, 2022 regular Planning Commission Meeting.

A roll call vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Commissioner Atwal thanked the Chair, the Commission, and the Staff for a great year of supporting projects and learning.

Commissioner Boakye-Boateng thanked Staff for their efforts, the detailed reports, and keeping everything on track.


Chair Hudson thanked the two new Commissioners for their support and diligence this year. Chair Hudson wished everyone a safe and happy holiday.

**5. ADJOURNMENT**

**ACTION:** It was moved by Commissioner Augustus and seconded by Commissioner Boakye-Boateng to adjourn.

A voice vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

Time: 7:30 p.m.



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STAFF LIAISON



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CHAIR

**From:**  
**Cc:** FW: D21-0033: McDonald's Remodel  
**Subject:** Wednesday, November 30, 2022 5:09:48 PM  
**Date:**

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**Sent:** Wednesday, November 30, 2022 4:12 PM  
**To:** Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
**Subject:** D21-0033: McDonald's Remodel

To whom it may concern,

We're the property management company for the Fountain Plaza, 545 W. Clover Rod, Tracy, CA.

Due to the severe traffic back-up and congestion through-out the day as the result of the In-n-Out drive thru, it would be highly desirable the passing thru lane between McDonald's and Nation's hamburgers would not be blocked, hindered or obstructed with equipment and materials during the remodel/construction period.

Thank you,

[Redacted]